



**Government of the District of Columbia**

**Mayor Anthony A. Williams**

**Office of the Chief Financial Officer**

**Office of Tax and Revenue**

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**Office of Tax and Revenue**

**Real Property Tax Administration**

**FY 2003 Assessment Ratio**

**Survey Report**

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August 30, 2002



**Government of the District of Columbia**  
**Office of the Chief Financial Officer**  
**Office of Tax and Revenue**

August 30, 2002

The Honorable Anthony A. Williams  
And  
The Honorable Linda Cropp

In accordance with D.C. Code § 47-823(c), I am pleased to submit the Office of Tax and Revenue's 2003 Assessment Ratio Report. This report measures the quality of real property assessments within the District of Columbia.

Uniform and accurate assessments are the foundation of fair property taxation. District law and the Federal Constitution require that all real property subject to property taxation be assessed uniformly. District law also requires that assessments be based on the estimated market value (fair market value) of the property. Therefore, uniformity and market value are the standards used to measure the quality of the assessment work performed by the Real Property Tax Administration.

This report measures assessment quality by looking at the most recent reassessment program and comparing the results of that effort to actual market conditions. District law required that two-thirds of all real property be assessed last year. Because the law was changed to move back to annual assessment starting in FY 2001, RPTA's most recent program resulted in approximately 114,000 reassessment notices being issued in March 2002. These reassessments reflected our estimates of property values as of January 1, 2002. To provide an objective quality measure of that work, this report tests those reappraisal results against actual market conditions for the 12 months in Calendar 2001.

The Office of Tax and Revenue has adopted the national standards for measuring property assessment quality as outlined by the International Association of Assessing Officers. Those national standards, as well as our compliance with those standards, are discussed in the body of this report. The data show that the District has acceptable levels and uniformity of assessments.

I hope that you find this report useful and informative. Please feel free to share with me any suggestions that you may have to improve this report or the assessment process in the District of Columbia.

Sincerely,

Herbert Huff  
Deputy Chief Financial Officer  
Office of Tax and Revenue

## **2003 ASSESSMENT RATIO REPORT**

### **OVERVIEW**

The Office of Tax and Revenue's Real Property Tax Administration (RPTA) appraises real property for purposes of property taxation. Properties are valued using the three approaches generally recognized by the appraisal profession: cost, sales comparison, and (when applicable) income. As required by statute, the District of Columbia is moving from a triennial assessment system back to an annual assessment cycle. All properties will be physically reviewed once every six years. During the review, the assessor will visit properties to verify property characteristics existing in our current assessment records. The characteristics include property type, size, quality of construction, condition of structure and any new improvements. In certain circumstances, neighborhood inspections may be made in place of individual property inspections.

For FY 2002, we valued more than 55,000 properties. As we move back to annual assessment, we valued more than 114,000 for FY 2003 and we will value approximately 172,000 properties for FY 2004. This requires the use of mass appraisal techniques. While a fee appraiser is concerned with valuing one property at a time, an assessor is valuing whole neighborhoods. To accomplish this, special mass appraisal procedures are used. The assessor will review the data and calculate replacement cost for improvements much like the fee appraiser. Also, individual property type market trends may be developed. The assessor will review the sales from the area. In the District of Columbia, the Recorder of Deeds is a division of the Real Property Tax Administration (RPTA). When real property is transferred, the deed and transfer documents are filed with the Recorder. These documents are imaged and used as a record to change ownership on the assessment roll and capture sales information. The Assessment Division reviews all deeds and property sales prices as the deed transferring the property is recorded. In the assessor's review and analysis of the sales, the assessor will develop land rates, depreciation tables, and sales analysis and/or market trend reports. After completing the analysis, the assessor applies the factors uniformly throughout the neighborhood to value all comparable properties.

RPTA's work is reviewed by OTR's internal auditors, by the District's Auditor and is often scrutinized by individual property owners. We are continually striving for higher quality in assessment uniformity. Our quality control program begins with the individual assessor and the assessor's immediate supervisor. As work is completed, each supervisor reviews the analysis, making recommendations and approving the work. When the assessor completes the revaluation, the supervisor makes a random check using procedural and data editing checks. Following the completion of the revaluation, various computer edits are made to assure good valuation quality.

A measurement of quality is the assessed value/sale price ratio. A ratio is the relationship of two numbers, in this case assessed value and sale price. It measures how closely our values compare to the actual sales prices. The average assessed value/sale price ratio indicates the typical level of assessment. Because the marketplace is not perfect, there will always be properties that sell for more or less than can be anticipated due to factors such as sales between people unfamiliar with the market or buyers willing to pay extra for a unique property, among other reasons.

In mass appraisal and assessment ratio studies, we are not only concerned with the typical level of assessment as indicated by the average assessed value/sale price levels (ratios), but also the degree of spread, or variation, from the typical ratio. The measurement of variation is called the coefficient of dispersion (COD). The lower the COD, the more uniform the assessments.

In the balance of this report, we will give a more detailed explanation of the statistical terms as applied to assessment administration and quality control and explain the International Association of Assessing Officers' (IAAO) Standard of Performance for ratio studies. The final tables give an overview of assessment ratio statistics for all the neighborhoods in the District of Columbia for FY 2003 assessments.

## ***RATIO STATISTICS***

The purpose of this ratio study is to test the quality of the assessment product of the properties most recently valued, specifically Triennial Groups 1 and 2. From our most recent valuation, we have performed many ratio studies examining neighborhoods, types of structures, age of structures, etc. We use ratio studies as a performance gauge that includes several measures of central tendency. A measure of central tendency indicates the typical level assessments to actual selling prices of real estate. These may be the average of assessed value/sale price ratio, the weighted average of assessed value/sale price ratio or the median of assessed value/sale price ratio. The average assessed value/sale price ratio is simply the average of all the ratios in the sample. The weighted assessed value/sale price ratio is the result of dividing the total of the assessments by the total of the sale prices. The median assessed value/sale price ratio is the midpoint ratio of all ratios if the ratios are arrayed from highest to lowest.

In addition to the general level of assessments, we are also concerned with the relative spread or variation that individual ratios fall from the typical ratio. This is measured by the coefficient of dispersion. The coefficient of dispersion is calculated by dividing the average absolute deviation by the average ratio. To calculate the average absolute deviation, subtract the average ratio from the individual ratios and add all the results ignoring positive or negative signs and dividing by the number of ratios. The acceptable level for the coefficient of dispersion depends upon the type of properties being reviewed. Coefficients of dispersion should typically be 20% or less, depending on the types of properties being valued.

Another statistical measure used to gauge assessment uniformity is the Price-Related Differential (PRD). The PRD tests to see if higher and lower valued properties are

assessed at the same level. It is calculated by dividing the average ratio by the weighted ratio. Typically, PRDs have an upward bias. PRDs should range between 0.98 and 1.03, except for very small samples. For example, a PRD of 1.03 indicates under valuation of high priced properties, while a PRD of .98 shows an under valuation of low priced properties. Table 2 of this report illustrates a sample computation of these statistics.

Other descriptive statistical methods that may be used to analyze the assessment product are histograms, frequency distributions, scatter diagrams and coefficient of variation. Due to the scope of this report, we have not fully examined these here. For further information on statistics relating to assessments the IAAO's publication "Improving Real Property Assessment" is recommended.

### ***RATIO STUDY STANDARDS - VALUES TO SALE PRICES***

The International Association of Assessing Officers is a professional organization of assessing officials that provides educational programs, assessment administration standards and research on appraisal and tax policy issues. The IAAO has developed numerous standards and texts on appraisal and assessment administration. Additionally, the organization is a founding member of the national Appraisal Foundation that developed the Uniform Standards of Professional Appraisal Practice (USPAP).

The IAAO's Standard on Ratio Studies was first published in September 1980 and was revised in July of 1999. The Standard is advisory in nature. This Standard provides guidance to those performing ratio studies in the mass appraisal field regarding the design, statistics, performance measures and related issues in conducting ratio studies. The District of Columbia Real Property Tax Administration uses the fundamental ratio statistical measures of the Standard and has adopted IAAO's Assessment Ratio Performance Standard as the criteria to judge the performance of the District's re-valuations. See Table 1 below.

**Table 1**

**Ratio Study Performance Standards**

Type of Property	Measure of Central Tendency	Coefficient of Dispersion	Price-Related Differential
<b>Single-Family Residential</b>			
Newer, homogeneous areas	.90 - 1.10	10.0 or less	.98 - 1.03
Older, heterogeneous areas	.90 - 1.10	15.0 or less	.98 - 1.03
Rural residential and seasonal	.90 - 1.10	20.0 or less	.98 - 1.03
<b>Income Producing Properties</b>			
Larger, urban jurisdictions	.90 - 1.10	15.0 or less	.98 - 1.03
Smaller, rural jurisdictions	.90 - 1.10	20.0 or less	.98 - 1.03
Vacant Land	.90 - 1.10	20.0 or less	.98 - 1.03
Other Real and Personal Property	.90 - 1.10	Varies with local conditions	.98 - 1.03

Source: Standard on Ratio Studies; International Association of Assessing Officers; Chicago, Illinois; July 1999; p.34.

Ratio studies may be performed for various reasons including appraisal accuracy and assessment equity studies, to judge the need for and management of a reappraisal, to identify problems with appraisal procedures, to assist in market analysis, and to adjust appraised values. Many ratio study design issues must be considered depending on the purpose of the ratio study.

This study considers unadjusted sales price data during calendar year 2001 before the date of finality for which assessments have become effective for FY 2003. Generally, only sales that are arms-length transactions between a buyer and seller are included in the study. Sales between related parties, with financial institutions or government agencies involved, or sales with extreme ratios which indicate abnormal transactions, have not been used in this study. An attempt was made to physically inspect all sales. Where property owners were not at home or failed to respond to the “Sales Verification Questionnaire” mailed to them, an exterior inspection only was performed. Thus, some of these transactions may have had conditions that should have warranted their exclusion from the study, but were not. Generally, the District’s ratio performance is good and conforms to the IAAO Standard.

While several measures of central tendency may be calculated (average, median, and weighted average) the median is less affected by extreme ratios. Therefore, the IAAO observes in its Standard that the median is generally the preferred measure of central tendency for monitoring appraisal performance. For this reason, median ratios are used in this study to measure compliance with IAAO standards.

In circumstances where property values are rapidly changing, ratio statistics will be adversely affected. Where real estate prices have been increasing, ratio statistics will indicate a lower assessed value/sale price ratio. This rapid escalation in property values has lowered the average ratio. However, one should review the average deviation, coefficient of dispersion, and standard deviation to assure that assessments are uniform.

## **COMPARISON OF RPTA's VALUES TO SALE PRICES**

Quality is the degree of excellence of a product or service. Also, quality is the extent to which a product measures up to certain standards. In this case, a measure of quality is the ratio study measuring whether the assessor appraised properties uniformly and at market value. The ratio study conducted in this report is based upon sales data collected, for the most part, after the time period of sales used by the assessor in the group of properties reassessed. Assuming the assessor applied the mass appraisal model uniformly to all properties, this ratio study should show uniformity of assessment. This ratio study is a cross-check by the RPTA management to assure quality of the mass appraisal. It was conducted on 7,360 improved residential property sales from January 1, 2001 to December 31, 2001 and compares the administration's valuations on the tax roll for FY 2003.

Table 3 summarizes the Fiscal Year 2003 Real Property Assessment/Sale Ratio by neighborhood within the District of Columbia for residential properties. Table 4 displays similar information for commercial properties. Table 5 illustrates the frequency of assessment sale ratios, in the form of histograms, for residential properties by the three Triennial-Groups (Tri-Groups) of the city. Tri-Groups 1 and 2 were the most recently valued areas and Tri-Group 3 was valued two years ago. The sales used in this study were calendar year 2001 real estate sales. Thus, the charts in Table 5 indicate the performance of the most recent reappraisal in Tri-Groups 1 and 2 and the need for reappraisal in the remaining Tri-Group 3. Table 6 measures RPTA's compliance with nationally recognized assessment performance standards in the area most recently valued, Tri-Groups 1 and 2 for FY 2003.

The histograms in Figure 5 graphically represent the frequency distribution of individual ratios in the study and thus allowing comparison between the tri-groups. The general shapes of the graphs also help to illustrate the amount of dispersion existing in the data. A tall, narrow shape usually indicates less dispersion from the measure of central tendency, whereas a more flat and broad shape illustrates more dispersion and poor uniformity. The histogram for Tri-Groups 1 and 2, the most recently appraised areas, illustrates both good central tendency and reasonable dispersion. The measures of central tendency indicate that properties are valued at approximately 91% of sale price and that on average all other properties have very similar ratios as indicated by the 15% coefficient of dispersion. Because this was the most recently appraised area of the District, the appraisals are more current with the increasing real estate market.

Tri-group 3, the area appraised the longest time ago, shows a large number of ratios clustered around a slightly lower average ratio of 79%, and about the same number of ratios "dispersed" away from that average ratio.

The analysis from Table 6 and the following descriptive statistics indicates that values determined by assessors for the most recent triennial Groups 1 and 2 valuation attained a

uniform and appropriate level of value. In summary, the data show that properties consistently sell at a price close to the Department's values.

The 2003 Ratio Study shows that thirty-six residential neighborhoods in Tri-Group 1 and 2 were valued for FY2003 and had a sufficient number of sales to be statistically relevant. Twelve of the thirty-six neighborhoods met all applicable IAAO standards for assessment performance, and eight met all but one. In the case of commercial property, more weight is given to the income approach to valuation, and there are fewer sales allowing more thorough investigation. In the neighborhoods where data was adequate, all but one exceeded the IAAO's standard for median ratios.

**Table 2**

**Illustration of Ratio Study Statistics**

**Sample Jurisdiction**

(1) Property Number	(2) Sale Price	(3) Assessed Value	(4) Ratio A/S%	(5) Deviation From Average
1	\$280,000	\$224,000	80%	20%
2	\$220,000	\$192,500	88%	12%
3	\$635,000	\$555,750	88%	12%
4	\$559,000	\$517,000	92%	7%
5	\$200,000	\$190,000	95%	5%
6	\$210,000	\$204,750	98%	2%
7	\$800,000	\$800,000	100%	0%
8	\$400,000	\$400,000	100%	0%
9	\$330,000	\$333,000	101%	1%
10	\$450,000	\$461,250	103%	3%
11	\$240,000	\$252,000	105%	5%
12	\$390,000	\$419,250	108%	8%
13	\$370,000	\$416,250	113%	13%
14	\$403,000	\$458,000	114%	14%
15	\$510,000	\$599,250	118%	18%
<b>TOTAL</b>	<b>\$5,997,000</b>	<b>\$6,023,000</b>	<b>1500%</b>	<b>120%</b>

<b>Average Ratio</b>	=	Total of Ratios (4)	÷	Number of Sales (1)	=	<b>100%</b>
		<b>1500%</b>		<b>15</b>		
<b>Weighted Ratio</b>	=	Total of Assessed Values (3)	÷	Total of Sale Prices (2)	=	<b>100%</b>
		<b>\$6,023,000</b>		<b>\$5,997,000</b>		
<b>Average Deviation</b>	=	Total Deviations (5)	÷	Number of Sales (1)	=	<b>8%</b>
		<b>120%</b>		<b>15</b>		
<b>Median Ratio</b>	=	Middle Value of Data Array (i.e. property #8)	=		=	<b>100%</b>
<b>Coefficient of Dispersion</b>	=	Average Deviation (5)	÷	Median Ratio (4)	=	<b>8%</b>
		<b>8%</b>		<b>100%</b>		
<b>Price-Related Differential</b>	=	Average Ratio (4)	÷	Weighted Ratio	=	<b>1.00</b>
		<b>100%</b>		<b>100%</b>		

**TABLE 3****Fiscal Year 2003****Residential Real Property Assessment Ratio by Neighborhood**

This table shows the real property assessment ratio data for residential properties. The ratios are of arms-length sales of properties and the Triennial Group number indicates the last year of valuation (Group 1 = FY 2003, Group 2 = FY 2003, Group 3 = FY 2001). The sales used sold between January 1, 2001 and December 31, 2001, compared with RPTA's values on the FY 2003 assessment roll. In neighborhoods with fewer than twenty sales, statistics have not been presented because of an insufficient sample size.

**Type of Property: Residential**

Number	Neighborhood	Number of Sales	Average Sale Price	Median Sale Price	Mean Ratio	Median Ratio	Triennial Group	Weighted Mean	Coefficient of Dispersion	Price-Related Differential
1	AMERICAN UNIVERSITY	109	\$479,536	\$470,000	70.2	70.3	3	69.1	10	1.02
2	ANACOSTIA	75	\$102,347	\$106,000	97.2	96.6	1	93.9	20	1.04
3	BARRY FARMS	33	\$106,334	\$110,000	99.9	102.3	1	99.1	11	1.01
4	BERKELEY	35	\$756,923	\$725,000	93.0	90.3	2	93.6	11	0.99
5	BRENTWOOD	28	\$113,478	\$112,500	101.0	94.9	1	99.0	15	1.02
6	BRIGHTWOOD	111	\$213,767	\$188,555	81.4	78.8	3	77.4	19	1.05
7	BROOKLAND	191	\$142,048	\$135,000	82.1	80.4	3	77.3	20	1.06
8	BURLEITH	49	\$553,290	\$458,500	92.9	90.6	2	91.1	11	1.02
9	CAPITOL HILL	209	\$372,467	\$369,000	90.8	89.8	2	88.6	13	1.02
10	CENTRAL	267	\$460,627	\$227,000	86.0	89.2	1	88.0	16	0.98
11	CHEVY CHASE	193	\$458,087	\$455,000	70.6	69.3	3	70.9	16	0.99
12	CHILLUM	26	\$201,035	\$201,788	86.6	81.6	3	82.9	19	1.04
13	CLEVELAND PARK	149	\$398,301	\$285,000	94.0	94.3	1	90.1	10	1.04
14	COLONIAL VILLAGE	16	\$527,128	\$497,000			3			
15	COLUMBIA HEIGHTS	384	\$186,201	\$165,750	91.8	91.0	1	85.7	21	1.07
16	CONGRESS HEIGHTS	103	\$105,956	\$110,000	99.6	99.6	1	97.0	17	1.03
17	CRESTWOOD	29	\$500,398	\$425,000	97.1	94.1	2	92.0	17	1.06
18	DEANWOOD	177	\$99,482	\$95,000	89.7	87.1	3	85.6	20	1.05
19	ECKINGTON	106	\$174,349	\$165,000	92.5	90.5	1	87.8	21	1.05
20	FOGGY BOTTOM	130	\$247,322	\$137,000	90.3	90.6	2	91.9	13	0.98

21	FOREST HILLS	104	\$398,651	\$218,000	91.3	89.8	1	93.1	17	0.98
22	FORT DUPONT PARK	109	\$120,594	\$120,000	96.3	95.7	1	93.8	15	1.03
23	FOXHALL	23	\$471,598	\$460,000	92.2	88.9	2	92.1	9	1.00
24	GARFIELD	66	\$353,273	\$267,750	92.3	91.2	1	90.4	12	1.02
25	GEORGETOWN	201	\$772,508	\$595,000	88.5	90.9	2	84.0	14	1.05
26	GLOVER PARK	117	\$266,452	\$195,000	88.2	87.0	2	89.2	14	0.99
27	HAWTHORNE	17	\$475,915	\$479,000			3			
28	HILLCREST	98	\$127,184	\$119,700	99.4	95.8	1	94.8	17	1.05
29	KALORAMA	212	\$448,857	\$286,275	86.1	85.5	1	84.8	17	1.02
30	KENT	25	\$922,080	\$765,000	86.4	82.1	2	83.4	21	1.04
31	LEDROIT PARK	104	\$191,929	\$182,500	86.1	87.8	1	80.3	23	1.07
32	LILY PONDS	31	\$103,294	\$100,000	88.4	87.0	3	84.9	15	1.04
33	MARSHALL HEIGHTS	32	\$92,519	\$86,995	97.1	96.7	1	90.7	19	1.07
34	MASS. AVE. HEIGHTS	6	\$3,047,000	\$3,118,500			1			
35	MICHIGAN PARK	35	\$182,189	\$190,000	83.3	79.5	2	80.8	16	1.03
36	MOUNT PLEASANT	227	\$293,532	\$290,000	88.1	87.0	1	85.9	15	1.03
37	N. CLEVELAND PARK	42	\$523,113	\$507,450	70.4	67.7	3	69.9	17	1.01
38	OBSERVATORY CIRCLE	90	\$388,123	\$155,000	88.0	86.8	1	81.2	14	1.08
39	OLD CITY #1	731	\$220,239	\$192,000	90.1	87.2	2	84.3	23	1.07
40	OLD CITY #2	902	\$251,528	\$194,950	88.3	91.5	2	86.6	18	1.02
41	PALISADES	53	\$497,487	\$460,000	91.8	91.8	2	91.6	13	1.00
42	PETWORTH	245	\$144,504	\$149,000	82.7	78.8	3	79.3	19	1.04
43	RANDLE HEIGHTS	105	\$116,971	\$120,000	99.6	97.2	1	96.8	12	1.03
45	R.L.A. (N.W.)	3	\$54,833	\$58,000			2			
46	R.L.A. (S.W.)	186	\$267,148	\$269,000	92.5	93.1	2	94.1	14	0.98
47	RIGGS PARK	60	\$137,089	\$139,750	89.5	85.5	3	88.0	11	1.02
48	SHEPHERD PARK	26	\$373,031	\$360,500	69.9	67.5	3	68.2	12	1.02
49	16TH STREET HEIGHTS	87	\$258,498	\$232,000	70.5	65.2	3	63.7	26	1.11
50	SPRING VALLEY	54	\$1,056,544	\$880,000	95.2	92.5	2	89.8	12	1.06
51	TAKOMA PARK	19	\$164,204	\$142,000			3			

52	TRINIDAD	169	\$99,537	\$104,000	95.3	94.1	1	89.3	23	1.07
53	WAKEFIELD	40	\$279,138	\$204,500	62.6	61.3	3	63.8	13	0.98
54	WESLEY HEIGHTS	97	\$370,613	\$315,000	88.9	89.8	2	90.0	11	0.99
55	WOODLEY	16	\$861,844	\$800,000			1			
56	WOODRIDGE	99	\$134,932	\$128,000	87.9	85.0	3	84.1	19	1.05

**TABLE 4**

**Fiscal Year 2003**

**Commercial Real Property Assessment Ratio by Neighborhood**

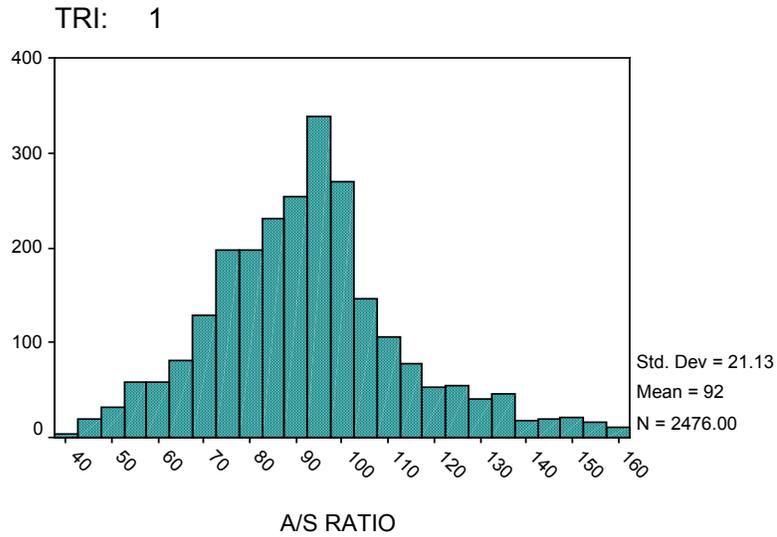
This table shows the real property assessment ratio data for commercial properties. The ratios are of arms-length sales of properties and the Triennial Group number indicates the last year of valuation (Group 1 = FY 2003, Group 2 = FY 2003, Group 3 = FY 2001). The sales used sold between January 1, 2001 and December 31, 2001, compared with RPTA's values on the FY 2002 assessment roll. In neighborhoods with fewer than twenty sales, statistics have not been presented because of an insufficient sample size.

**Type of Property: Commercial**

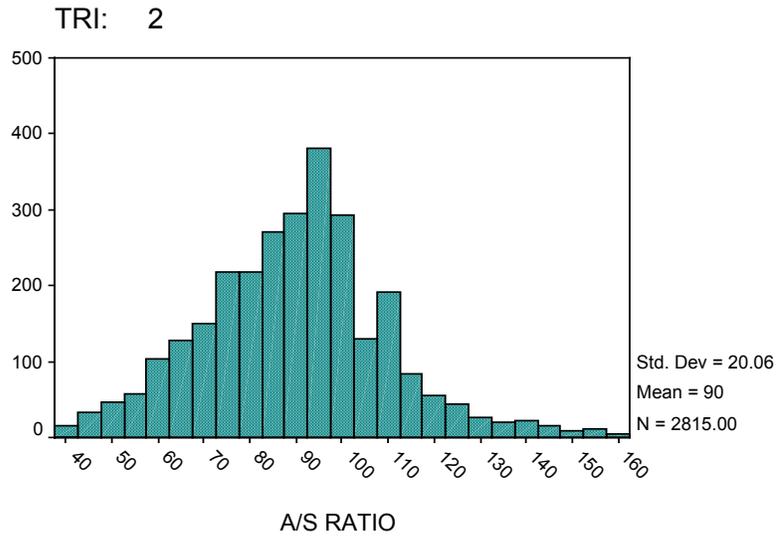
Number	Neighborhood	Number of Sales	Average Sale Price	Median Sale Price	Mean Ratio	Median Ratio	Trennial Group	Weighted Mean	Coefficient of Dispersion	Price-Related Differential
1	AMERICAN UNIVERSITY	1	\$600,000	\$600,000			3			
2	ANACOSTIA	10	\$345,978	\$229,000			1			
3	BARRY FARMS	2	\$246,250	\$246,250			1			
5	BRENTWOOD	10	\$560,500	\$447,500			1			
6	BRIGHTWOOD	8	\$327,107	\$247,500			3			
7	BROOKLAND	11	\$498,818	\$135,000			3			
9	CAPITOL HILL	15	\$665,433	\$370,000			2			
10	CENTRAL	60	\$23,097,789	\$13,937,500	87.1	94.0	1	90.4	17	0.96
11	CHEVY CHASE	1	\$32,700,000	\$32,700,000			3			
12	CHILLUM	1	\$260,000	\$260,000			3			
13	CLEVELAND PARK	1	\$2,227,960	\$2,227,960			1			
15	COLUMBIA HEIGHTS	47	\$423,148	\$246,000	93.9	90.9	1	85.4	17	1.10
16	CONGRESS HEIGHTS	16	\$205,438	\$171,250			1			

18	DEANWOOD	5	\$127,829	\$65,000			3			
19	ECKINGTON	16	\$159,394	\$115,000			1			
20	FOGGY BOTTOM	1	\$67,000,000	\$67,000,000			2			
22	FORT DUPONT PARK	1	\$465,000	\$465,000			1			
24	GARFIELD	1	\$600,000	\$600,000			1			
25	GEORGETOWN	13	\$955,272	\$700,000			2			
26	GLOVER PARK	2	\$388,000	\$388,000			2			
28	HILLCREST	14	\$303,071	\$192,500			1			
29	KALORAMA	4	\$5,575,500	\$925,000			1			
30	KENT	2	\$419,000	\$419,000			2			
31	LEDROIT PARK	13	\$183,719	\$165,000			1			
32	LILY PONDS	2	\$400,000	\$400,000			3			
33	MARSHALL HEIGHTS	7	\$180,714	\$150,000			1			
36	MOUNT PLEASANT	15	\$1,146,435	\$525,000			1			
38	OBSERVATORY CIRCLE	1	\$2,150,000	\$2,150,000			1			
39	OLD CITY #1	67	\$187,737	\$155,000	90.5	95.5	2	90.4	22	1.00
40	OLD CITY #2	54	\$2,785,563	\$352,000	82.6	77.7	2	87.8	30	0.94
41	PALISADES	2	\$1,302,750	\$1,302,750			2			
42	PETWORTH	26	\$151,423	\$131,500	89.3	84.2	33	84.7	21	1.05
43	RANDLE HEIGHTS	12	\$233,583	\$137,000			1			
44	R.L.A.(N.E.)	1	\$34,225,000	\$34,225,000			2			
46	R.L.A. (S.W.)	3	\$37,441,690	\$31,650,000			2			
47	RIGGS PARK	1	\$680,000	\$680,000			3			
48	SHEPHERD PARK	1	\$293,000	\$293,000			3			
49	16TH STREET HEIGHTS	5	\$262,800	\$300,000			3			
51	TAKOMA PARK	3	\$836,667	\$450,000			3			
52	TRINIDAD	6	\$122,250	\$99,500			1			
54	WESLEY HEIGHTS	1	\$409,800	\$409,800			2			
56	WOODRIDGE	8	\$258,385	\$180,090			3			
66	FORT LINCOLN	1	\$1,110,000	\$1,110,000			3			

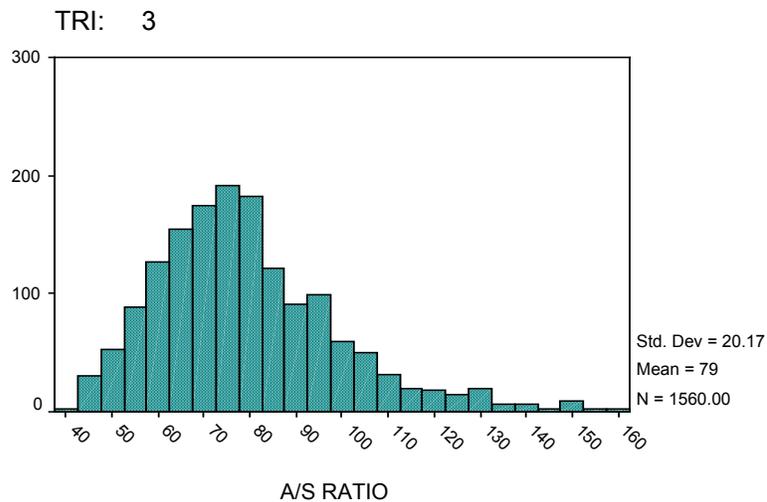
**TABLE 5**  
**HISTOGRAMS OF RESIDENTIAL SALES RATIOS**  
**RESIDENTIAL SALES RATIOS**



**RESIDENTIAL SALES RATIOS**



**RESIDENTIAL SALES RATIOS**



**TABLE 6**

**Fiscal Year 2003**

**Compliance with IAAO Ratio Study Performance Standards for Tri Groups 1 and 2 FY 2003 Assessments**

The International Association of Assessing Officers sets advisory standards for assessment statistics. These standards are discussed in Section III of the text. A “+” indicates compliance with the standard.

2003	Residential Median Ratio	Residential Coefficient of Dispersion	Residential Price-Related Differential	Commercial Median Ratio
Anacostia	+	×	×	Ø
Barry Farms	+	+	+	Ø
Berkley	+	×	+	Ø
Brentwood	+	+	+	Ø
Burleith	+	+	+	Ø
Capitol Hill	×	+	+	Ø
Central	×	×	+	+
Cleveland Park	+	+	×	Ø
Columbia Heights	+	×	×	+
Congress Heights	+	×	+	Ø
Crestwood	+	×	×	Ø
Eckington	+	×	×	Ø
Foggy Bottom	+	+	+	Ø
Forest Hills	+	×	+	Ø
Fort Dupont Park	+	+	+	Ø
Foxhall	+	+	+	Ø
Garfield	+	+	+	Ø
Georgetown	+	+	×	Ø
Glover Park	×	+	+	Ø
Hill Crest	+	×	×	Ø
Kalorama	×	×	+	Ø
Kent	×	×	×	Ø
LeDroit Park	×	×	×	Ø
Marshall Heights	+	×	×	Ø
Mass. Ave. Heights				Ø
Mount Pleasant	×	+	+	Ø
Observatory Circle	×	+	×	Ø
Old City 1	×	×	×	+
Old City 11	+	×	+	×
Palisades	+	+	+	Ø
Randall Heights	+	+	+	Ø
R.L.A. NW				Ø
R.L.A. SW	+	+	+	Ø

Spring Valley	+	+	×	Ø
Trinidad	+	×	×	Ø
Wesley Heights	+	+	+	Ø
Woodley				Ø

+ = Meets IAAO Standard

× = Does not meet IAAO Standard

Ø = Insufficient data